

# MOVE-IN READY CAR LOT FOR LEASE

3540 Eden Road  
Georgetown, Ohio 45121

Move-In Ready Lot & Shop  
Asking \$4,000/Month NNN



## Lease Opportunity Highlights

- **Lot Size:** 1.12 acres +/- with a 3,613 SF of sales office and workshop
- **Zoning:** No zoning regulations, located in Lewis Township, Brown County
- **Accessibility:** Immediate access to SR-125 and Eden Road
- **Signage:** Large corner monument sign with East & West visibility on 125
- **Asking \$4,000 per month for lease + operating expenses & utilities**

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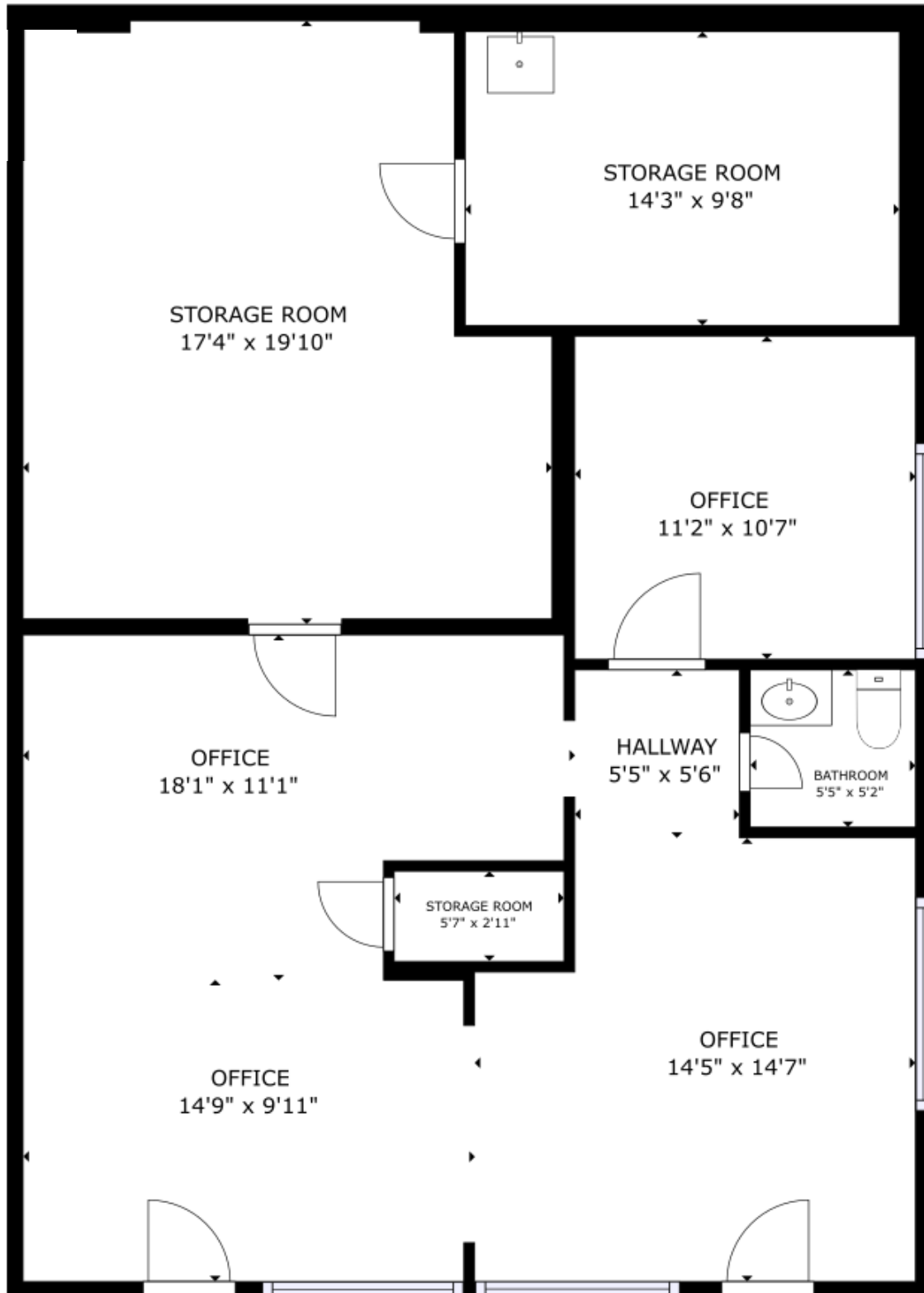


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# ADDITIONAL PHOTOS

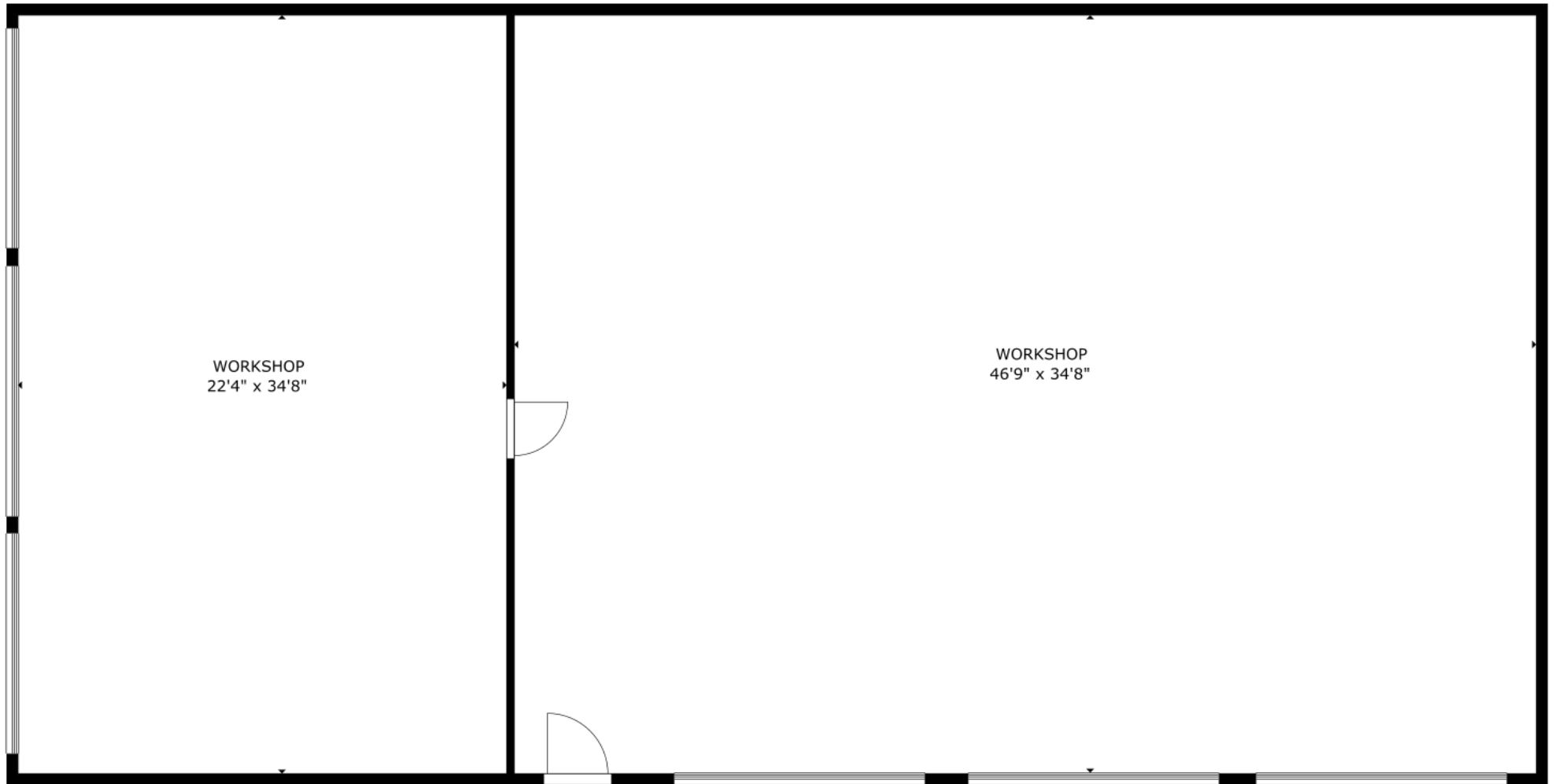


# SALES OFFICE FLOOR PLAN



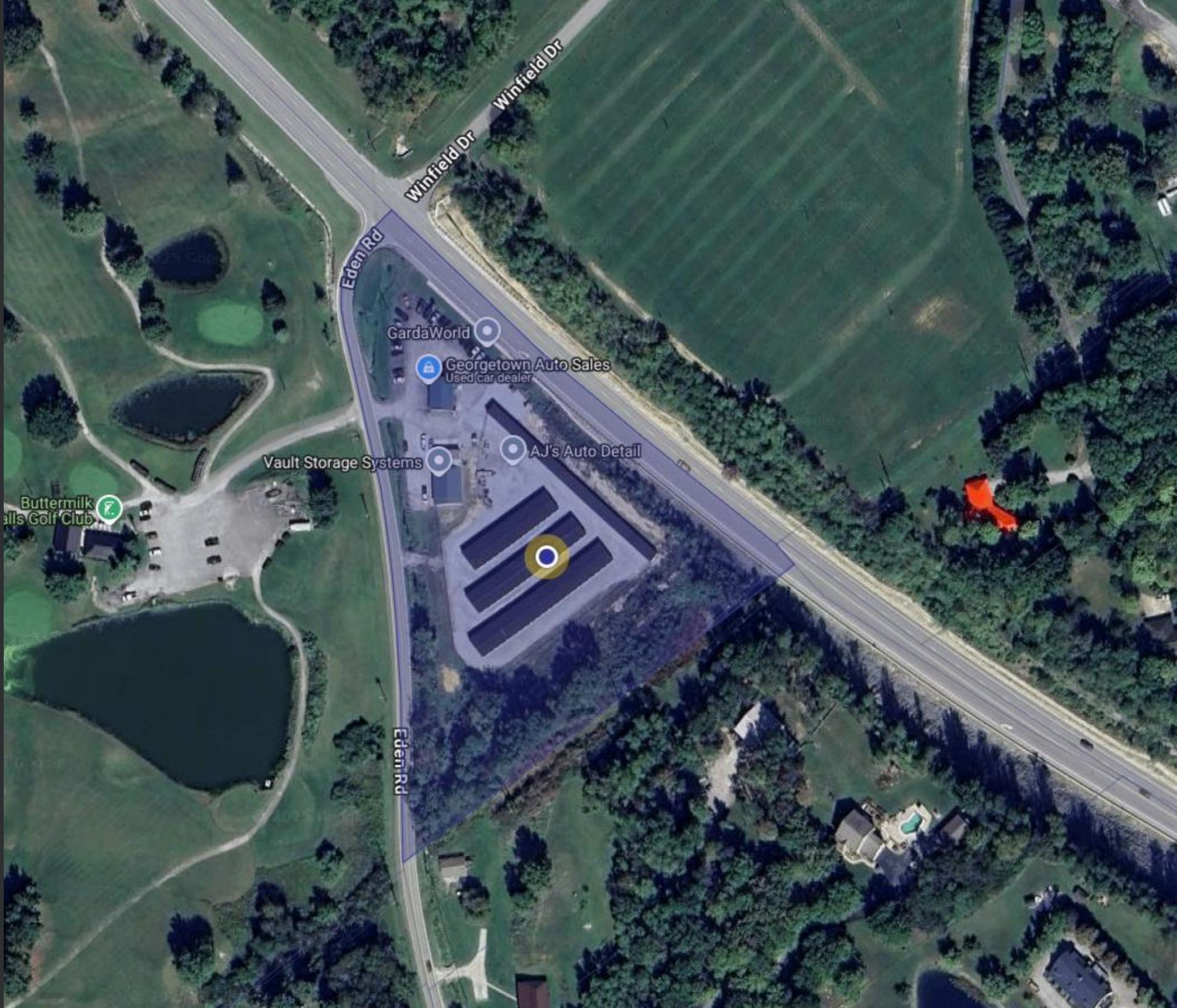
SALES OFFICE  
1,100 SF | AVAILABLE FOR LEASE  
([link to virtual walk-through](#))

# WORKSHOP FLOOR PLANS

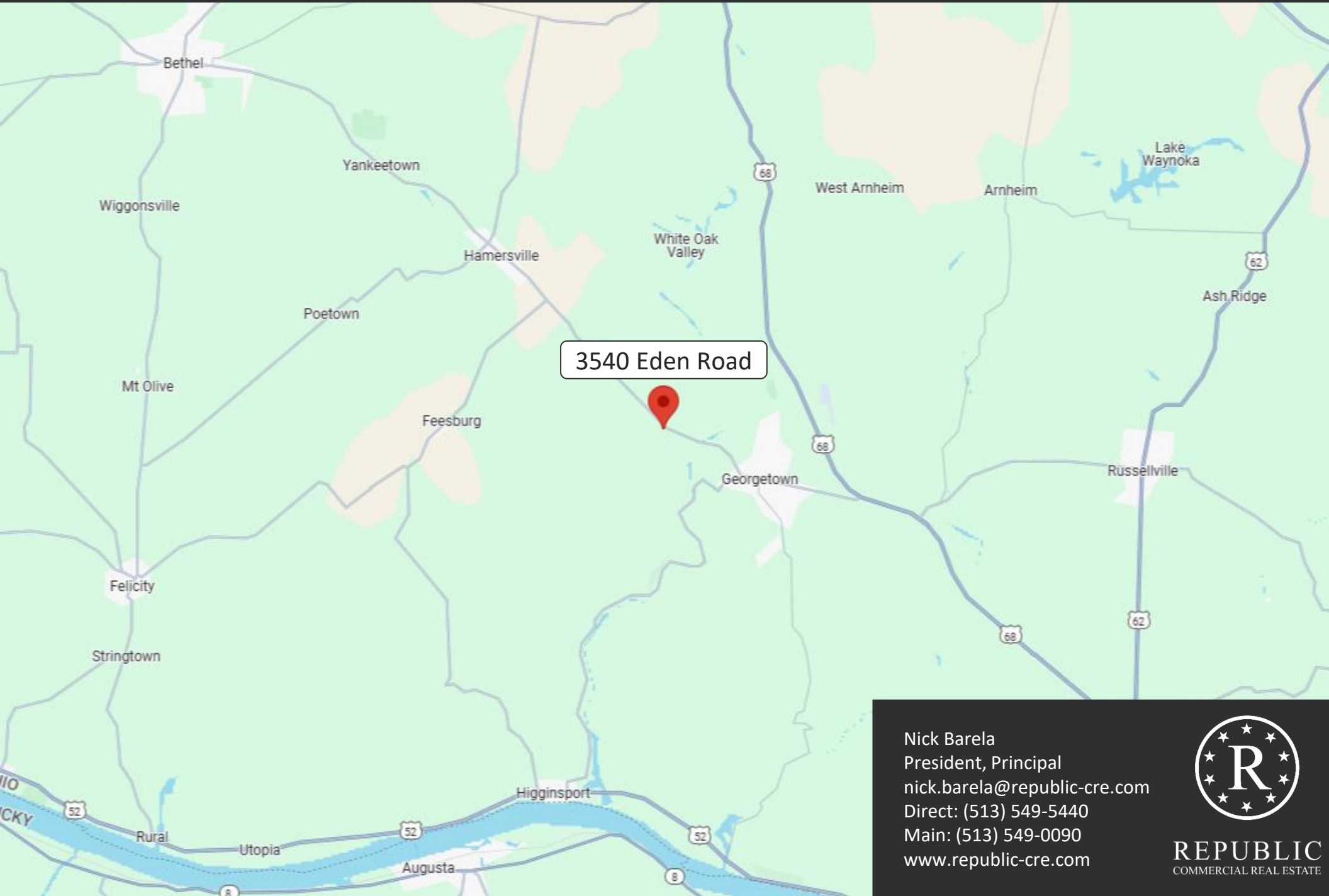


WORKSHOP  
2,513 SF | **AVAILABLE FOR LEASE**  
([link to virtual walk-through](#))

# PARCEL SHAPE



# LOCATION MAP



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